

1. Applicant Identification: Bluefield WV Economic Development Authority
200 Rogers Street
Bluefield, West Virginia 24701
2. Funding Requested:
 - a. Single Site Cleanup
 - b. Federal Funds Requested:
 - i. \$452,292
 - ii. The Bluefield WV Economic Development Authority is not requesting a Cost-Share Waiver
3. Location:
 - a. City of Bluefield
 - b. Mercer County
 - c. State of West Virginia
4. Property Information: 300-400 Block of Federal Street
Contiguous city block of parcels to include: 320 Federal Street,
403-405 Bland Street, 400-406 Federal Street, 407 Bland Street,
412 Federal Street, and 418 Federal Street
Bluefield, West Virginia 24701
5. Contacts:

Project Director: James H. Spencer, III Executive Director Bluefield WV Economic Development Authority 200 Rogers Street Bluefield, West Virginia 24701 304-327-2401 ex. 2405 jspencer@bluewv.org	Chief Executive/Highest Ranking Official: James H. Spencer, III Executive Director Bluefield WV Economic Development Authority 200 Rogers Street Bluefield, West Virginia 24701 304-327-3401 ex. 2405 jspencer@bluewv.org
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6. Population:
City of Bluefield, WV Population: 9,629 (2019 U.S. Census Estimate)

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	4
The priority site(s) adjacent to a body of water (i.e., the border or the site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The proposed site(s) is in a federally designated floodplain.	
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	3

8. Letter from the State or Tribal Environmental Authority: Attached

NARRATIVE INFORMATION SHEET ATTACHMENT
STATE LETTER



west virginia department of environmental protection

Office of Environmental Remediation
601 57th Street SE
Charleston, WV 25304
Phone: 304-926-0499

Austin Caperton, Cabinet Secretary
dep.wv.gov

October 21, 2020

Mr. James Spencer, Executive Director
Bluefield Economic Development Authority
200 Rogers Street
Bluefield, WV 24701

RE: State Environmental Authority Acknowledgement Letter
FY21 U.S. EPA Brownfields Cleanup Grant Application
EPA-OLEM-OBLR-20-07

Dear Mr. Spencer,

Thank you for your continued efforts to further enhance the state's environment, economy, and quality of life by applying for a U.S. EPA Brownfields Cleanup Grant. The unique Brownfields Assessment Coalition Grant awarded to the City of Bluefield, WV, and the neighboring Town of Bluefield, VA, in 2019 has been incredibly successful with identification, prioritization, and assessment of brownfield properties throughout the region. Remediation and redevelopment of the 400 Block of Federal Street continues this momentum of community revitalization. This Brownfields Cleanup Grant will provide the vital funding to fulfill BEDA's vision and turn vacant buildings into thriving community spaces.

As you prepare your application for this funding, the WVDEP Office of Environmental Remediation is in full support of your efforts. We are committed to assisting you remediate and redevelop the 400 Block of Federal Street in downtown Bluefield. Please do not hesitate to contact me with any questions or needs.

Sincerely,

Casey E. Korbini
Deputy Director for Remediation Programs

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area: Nestled in the ridges and valleys of the Appalachian Mountains lies the City of Bluefield, West Virginia. Bluefield emerged after the largest and richest deposits of bituminous coal in the world were found in the mountains surrounding the City. This soft burning coal fueled boilers throughout the industrial revolution of the late 1800s. As the demand for coal increased, so did the need for workers. Almost overnight, the population of Bluefield boomed (more than 300% in one year from 1887-1888), creating a bustling community. Growth was further encouraged as the railroad presence increased in the area to transport the coal to factories in the east and mid-west. In the late 1800s, the Norfolk and Western Railroad expanded to the City of Bluefield, and the area became a major rail operations and repair hub.

Employment in the coal industry peaked in the early 1920s, then dropped precipitously. Over the last century, automation and more efficient extraction methods decreased the amount of labor required, while increasing the amount of coal produced. Then, starting in the 1950s, demand began to drop as the country focused on cleaner energy – nuclear, natural gas, and renewables. According to data from the US Department of Labor, the number of coal mining jobs are now over 85% less than their peak in 1923. The changing coal market and a series of mergers also impacted the rail industry in the area. As shipments decreased, the railroad, now known as Norfolk Southern, reduced operations in Bluefield. With the loss of employment in these two industries, Bluefield suffered a significant loss of population. The population of Bluefield peaked in 1950 at 21,506. In 2019, the US Census estimated the population stood at only 9,629 – a reduction of over 55%. This significant reduction in jobs and population has had a devastating impact on the City of Bluefield’s downtown. Several multistory office buildings and large retail stores now sit empty. Many of these buildings have fallen into disrepair and contain hazardous substances, such as asbestos containing materials (ACM) and lead based paint (LBP). The challenging real estate market, the cost to renovate, and the presence of hazardous substances has discouraged investment from private developers. The Bluefield WV Economic Development Authority (BEDA) is leading the efforts to revitalize the city’s downtown. The Target Area for this EPA Cleanup Grant is the central core of the city’s downtown. Historically, this area was the financial, retail, and commerce hub of the region. The BEDA and local leaders are aggressively working to restore the vitality of the City of Bluefield’s downtown.

ii. Description of the Brownfield Site: The Brownfield Site (the Site) consists of seven adjacent buildings located in the 300-400 Block of Federal Street in Downtown Bluefield. The Site is located west of Federal Street, east of Bland Street, south of Raleigh Street, and north of Scott Street. The Site encompasses an approximately 0.99-acre area improved with a park (Chicory Square), and seven buildings, which are part of Bluefield’s Downtown Commercial Historic District. The buildings include the 41,800-square foot (ft²) Coke & Coal Building at 320 Federal Street (2 buildings, now combined), the 10,350-ft² former Armed Forces Recruiting Center Building at 403-405 Bland Street, the 10,625-ft² former Deaton’s Music World Building at 400-406 Federal Street, the 5,250-ft² A. J. Hearn Building at 407 Bland Street, the 8,600-ft² Ritz Building at 412 Federal Street, and the 36,120-ft² J. C. Penny Building at 418 Federal Street. The Site is located immediately across the street from West Virginian Manor, a senior low-income housing apartment subsidized by the U.S Housing and Urban Development Division. Once the heart of a thriving city, the Site buildings now stand as vacant reminders of the city’s once thriving economy.

From January 9, 2019 to January 22, 2019, asbestos inspections of all seven buildings within the 300-400 block of Federal Street were performed. ACM, once used extensively in the construction materials for the interior and exterior of the structures, were found at numerous locations throughout the seven buildings. The ACM in the buildings must be properly abated prior to renovation or

demolition. Given the amounts and locations of the ACM, the cost to abate materials exceeds the financial resources available to local officials. The EPA Cleanup Grant is key to the redevelopment of the Target Area, without properly addressing the ACM in the buildings, redevelopment cannot move forward.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans: Revitalization of the City's historic downtown began in 2013 when it became an official Blueprint Community. The Blueprint Community Initiative was developed by the Federal Home Loan Bank Pittsburgh and its partners to be a revitalization catalyst and leadership development initiative aimed at creating sustainable communities within its banking service area. This initiative resulted in the development of *Team Blue, the Community Plan for the Town of Bluefield, West Virginia* that outlines specific needs and actions required to bring about sustainable economic revitalization. *Team Blue* called for the creation of an overarching department to oversee and direct these efforts. In response to *Team Blue's* recommendations the City of Bluefield Department of Community & Economic Development was formed in 2015, and the Bluefield WV Economic Development Authority (BEDA), the applicant for this grant, was formed in 2019. Of the primary goals established in *Team Blue*, the need to redevelop the downtown core for business, entertainment, and community functions ranked high. Also important was a need for additional parking in downtown to attract and support the anticipated influx of businesses. The topography of Bluefield is challenging for surface parking in that it has many steep hills throughout the city center, making it difficult to achieve sufficient surface lots in the small downtown footprint.

In 2019, the City of Bluefield, West Virginia, partnered with the Town of Bluefield, Virginia, and the Bluefield Industrial Development Authority (Virginia) to form the Bluefield Coalition, and subsequently received an EPA Brownfield Coalition Assessment Grant (the Town of Bluefield, Virginia is the lead entity of the Coalition). Through this Coalition assessment grant, the City of Bluefield, West Virginia, assessed several of the problematic buildings in the historic heart of the City, including the block of properties that is the subject of this cleanup grant. As part of the Coalition assessment grant, potential reuse site options were explored for the 300-400 block of Federal Street ranging from reuse of several existing buildings into mixed-use retail/commercial space coupled with surface parking to demolition of all existing structures with multi-level parking garages comprised of mixed-use retail/commercial space on the ground level. For example, one of the preferred redevelopment options proposes that six of the seven buildings be demolished, including the Coke & Coal Building at 320 Federal Street, the Armed Forces Recruiting Center Building at 403-405 Bland Street, the former Deaton's Music World Building at 400-406 Federal Street, the A. J. Hearn Building at 407 Bland Street, and the Ritz Building at 412 Federal Street. These would be replaced by either a surface parking lot or a parking garage with retail space on the ground level. The seventh building, the J. C. Penny Building at 418 Federal Street, could be renovated into office and retail space. These revitalization concepts are currently being explored and evaluated as part of the redevelopment planning process. However, to develop any of the proposed options, the ACM found throughout the structures must first be properly abated. Utilizing the 300-400 block of Federal Street to address long-term parking needs is an essential component of revitalizing Bluefield's downtown. The current shortage of parking severely limits redevelopment options. New businesses will not locate in an area that does not have sufficient parking for their workers and customers. The increased parking provided by the redevelopment of the 300-400 block of Federal Street will provide ample parking to accommodate multiple downtown business developments. The BEDA and community leaders recognize this project as a foundational step that will lead to new jobs, tax revenue, and overall stabilization of the downtown. Without increased

parking capacity, revitalization of the downtown cannot advance. This EPA Cleanup Grant is critically important to the long-term success of the downtown Bluefield redevelopment strategy.

ii. Outcomes and Benefits of Redevelopment Strategy: BEDA is making significant progress on downtown redevelopment. Intuit, the creator of QuickBooks, TurboTax, and Mint software, recently located a Customer Success Center in the former Summit Bank building in downtown Bluefield and will create a Small Business Success Center in the future. The estimated cost to renovate the building for Intuit's use is \$6 million dollars. This project is located directly across the street from the Brownfield Site. The Intuit Success Center and future Small Business Success Center will ultimately employ a total of 400 workers. Post revitalization, the Intuit property is assessed at \$2.9 million. One of the buildings anchoring the 300-400 block of Federal Street is the former J.C. Penny department store. The redevelopment plan being considered proposes renovating and sustainably reusing the former J.C. Penny building as a retail center to provide goods and services to new downtown workers and residents. The current assessed value of the J.C. Penny property is \$273,000. Due to the similar size of the J.C. Penny building, compared to the Intuit building, it is anticipated that there could be a major increase in assessed value and property tax revenues from the J.C. Penny building, post renovation. Parking for the Intuit development is already a problem, as there are not sufficient spaces for all future employees. In the near term, as retail businesses and restaurants locate in the area to service Intuit employees, this issue will only become worse. In the long-term as Bluefield attracts new companies to its downtown, it is essential that ample parking is available to workers, residents, and visitors. A central parking facility will assist in promoting the growth the City is beginning to experience.

Increased employment opportunities within the City of Bluefield's downtown will have positive financial impacts for the entire region. There are two Federally Qualified Opportunity Zone (FQOZ) census tracts (CT) within three miles of the Target Area (CT 23, Mercer Co., WV and CT 202, Tazewell Co., VA) and two others in the immediate region (CT 13, Mercer Co., WV and CT 24, Mercer Co., WV). FQOZs are census tracts that have been identified as experiencing high economic distress. Intuit is already drawing directly from nearby FQOZs for employees, and the proposed reuse of the J.C. Penny building will also benefit these FQOZs. Increased incomes for residents within FQOZs will result in increased property values of residential properties leading to increased tax revenues, which will allow local governments to invest in improved infrastructure, transportation options, public spaces, and improved services. Additionally, green building best management practices will be incorporated into the renovation of the former J.C. Penny department store and the construction of a new building/parking garage. One example is to utilize the large amounts of rooftop space for photovoltaic solar panels to provide clean, inexpensive energy to building occupants.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: The depressed tax base associated with a declining population has driven the City of Bluefield to develop innovative financial structures to pay for redevelopment projects. The need for additional downtown parking is critical to the success of several current projects, such as the Intuit development, the repurposing of the Elks Building (directly across Raleigh St from the site) into residential apartments, the redevelopment of the Commercial Bank Building (directly across Federal St from the site) into a boutique hotel, and the transformation of the Law and Commerce Building (also directly across Federal St) into residential and office space. The BEDA and city leaders are confident that local stakeholders, regional foundations, state and federal grantors, and private developers will provide the funding necessary to redevelop the 300-400 block of Federal Street once the ACM abatement is completed. The overall financial structure will utilize public funds and foundation grants for building demolitions and other early stage tasks. Construction of the parking garage, public space, and renovation of the former J.C. Penny department store will utilize

public/private partnerships between public entities and private investors. Notably, the Census Tract which houses the City of Bluefield's Downtown qualifies for New Market Tax Credit Financing. The BEDA will utilize this powerful financing tool as part of the funding strategy for this redevelopment project. This Tax Credit is a pivotal tool to assist in economic development as it reduces the risk in the investment of financing projects. It allows private investors to receive a federal income tax credit for making equity investments in low-income, high-poverty, high-unemployment communities. The City of Bluefield and the BEDA have received approximately \$6.8 million dollars in private foundation, state, and federal grants for a wide range of economic development related projects over the past 5 years. Given the importance of the redevelopment of the 300-400 block of Federal Street, the BEDA is confident it will successfully secure financing to complete the proposed redevelopment. However, key to the overall redevelopment strategy is abatement of the ACM in the Brownfield Site buildings. Securing this EPA Cleanup Grant and overcoming this early stage challenge, will provide assurances to potential funders that the project is going to come to fruition.

The BEDA already received a commitment of up to \$100,000 dollars of funding from the Hugh I. Shott, Jr. Foundation for use as the required 20% match for the EPA Brownfield Cleanup Grant. The Foundation, established to improve social and economic quality of life in the trade area of the Bluefield Daily Telegraph, recognizes the potential of this project to serve as a catalyst for downtown revitalization and generate jobs and income for the target area.

ii. Use of Existing Infrastructure

Existing water, sewer, and electricity services at the targeted sites are of the needed size and capacity to be re-used for the planned redevelopments. Additionally, high speed/fiber internet connections are available. No additional infrastructure is needed. Certain building materials from the demolished structures will be reused for new construction where appropriate.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding: The City of Bluefield has been experiencing a significant population decline with a 55% decrease since 1980 (16,060 total population in 1980 to 9,629 in 2019).¹ The decline in coal production and associated jobs across the targeted area has taken a significant toll on the economy of the region, as the region produces only ½ the coal it produced ten years ago. A report issued by the King Institute for Regional Economic Studies found that the layoffs resulting from the substitution of cheaper natural gas for coal resulted in a 33-million-ton decline in 2012 alone. This, in turn, caused a devastating blow (directly) to miners and (indirectly) to the industries supporting mining. "Each coal mining job supports 1.27 jobs in other sectors of the region's economy. The loss of 100 coal mining jobs would lead to 127 jobs being lost in all other industries, for a total loss of 227 jobs. For each dollar in earnings paid directly to households employed in the coal mining industry, 64 cents in earnings are generated for households employed in all other industries. Stated another way, for every \$100 loss in earnings paid to coal miners, households employed in all other industries lose \$64 in earnings, for a total loss of \$164."² Estimates are that at coal's peak approximately 100,000 West Virginians worked in the coal industry. That number has decreased to fewer than 20,000 in 2020.⁷ In the last 40 years Mercer County and the City of Bluefield have been one of the hardest hit coal communities in the country. Unemployment rates in Bluefield are indicative of the weak economy, with 11.9% unemployed (July 2020) in the City of Bluefield, versus 9.9% statewide in West Virginia (www.homefacts.com). The significant loss of

¹ U.S. Census Data, 1980, 1990, 2000, 2010, and 2017-5 year estimate data sets

² Economic Impacts of Job Losses in the Coal Mining Industry. (2013, February). King University School of Business, King Institute for Regional Economic Studies, Paper No. 7

population and weak economy have resulted in decreased property values and corresponding reduced tax collections. With these challenging economic conditions, a greater need for social services due to the advanced age of Bluefield's population, and pressure due to the Coronavirus Pandemic, the City is unable to draw on other sources of funding for the removal of ACM from the Brownfield Site buildings. The ACM abatement will advance a vital redevelopment project that will attract investment to the region by removing blight and preparing the affected properties for reuse. The project will also help the City define the final redevelopment plan for the site to ensure the revitalization happens in a sustainable manner consistent with the community needs. As noted in Section 1.b.i. above, the Bluefield WV Economic Development Authority (BEDA) was created to address the critical need to redevelop the downtown for business, entertainment, and community functions. Revitalization of the downtown has been recognized as a key component to increasing economic prosperity throughout the region. The Target Area and the multiple FQOZ census tracts are experiencing acute economic distress and sustainable, employment opportunities are one of the key factors to improving the quality of life for residents in the region.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: "Bluefield's population is one that is aging – 16% of residents are over 70, and 28% are Baby Boomers (51-60) who will soon be retiring. Comparatively, the generations that will be supporting the Baby Boomers – the Gen Xers (35-49) and the Millennials (19-34) – comprise only 15% and 19% of the population, respectively."³ The County Health Rankings & Roadmaps program measures vital welfare factors to rank counties across the United States. Their 2020 rankings report revealed that the Mercer County (municipal-level data not available) is one of the unhealthiest counties in the state. Out of the 55 counties in West Virginia, Mercer County ranked 48 out of 55. The aging and low-income population of the City, specifically the senior low-income apartment complex located immediately across the street from the Target Brownfield Site, is especially susceptible to impacts to their health and welfare from the environmental contaminants known to be present. The often-derelict state of brownfield sites pose safety concerns, as the abandoned sites are often havens for illicit activities. According to the Neighborhood Scout database (www.neighborhoodscout.com), the City ranks 25 on a total crime scale of 1 to 100 (with 100 being safest). This project will help the region reduce crime rates by removing these vacant buildings and putting the block of property back to productive reuse.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Many of the residents of the City have lived their entire lives in the area, resulting in long-term potential exposure to carcinogens from brownfields, mining and railroad operations, and other environmental concerns. Thus, the cancer mortality rate (see table) is significantly higher in the region, where the counties have a higher rate of overall premature deaths (measures mortality by giving more weight to deaths at earlier ages than deaths at later ages). As the following table also shows, both counties in the Bluefield region have higher incidences of Lung and Esophagus cancers than their respective states and the U.S. Mesothelioma is a malignant tumor (lung cancer) that is caused by inhaled asbestos fibers, such as those found in the Brownfield Site buildings.

	Mercer Co.	WV	U.S.
Incidence Rate of Lung Cancers ⁴	82.5	79.8	58.3
Incidence Rate of Esophagus Cancers ⁵	6.3	5.4	4.6
Years of Potential Life Lost Rate ⁵	13,300	10,800	5,500

³ Bluefield, WV's Cool & Connected Action Plan: Community Driven Strategies for Leveraging Broadband to Catalyze Downtown Revitalization (2017).

⁴ National Cancer Institute. State Cancer Profiles. 2011-2015.

⁵ Robert Wood Johnson Foundation. County Health Rankings & Roadmaps. <http://www.countyhealthrankings.org>.

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According to the West Virginia Department of Health and Human Resources Bureau for Public Health, Mercer County has an elevated percentage of adults with asthma (11.1%) compared to West Virginia (8.7%).⁶ Exposure to airborne particulates, such as friable asbestos from the priority brownfield sites, may contribute to and/or complicate asthma and other respiratory diseases in the Target Area. The remediation and redevelopment of these properties will reduce the Target Area community's exposure risk to the suspected contaminants and help lower the incidence of cancers, cancer mortality rates, premature deaths, and complications with asthma in the City.

(3) Economically Impoverished/Disproportionately Impacted Populations: Data from the 2018 American Community Survey indicates that the Target Area is an economically impoverished area. Data indicates that the City of Bluefield is on par with surrounding Mercer County with respect to its overall economic health. However, when compared to the State, the City is significantly underperforming. In the City, 21% of individuals and 29% of families with children live below the poverty threshold, while the median household income is only \$34,283. These values pale in comparison to 16% of all individuals and 18% of families with children who live below the poverty threshold and have a median household income of \$48,810 for the State. Home values in the City are also depressed compared to the respective state median (\$84,900 median home price in the City vs. \$124,600 in WV).

According to recent (2017) research out of the University of Virginia, rural Appalachia, including the Bluefield region, is disproportionately impacted by environmental health issues and the resulting health outcomes. Cancer incidence has declined in much of the country since 1969 — but not in rural Appalachia. Here, the cancer mortality rate is 19% higher than it is for urban, non-Appalachian people in the rest of the country. People in much of rural Appalachia are more likely to die within three to five years of their diagnoses than those in urban areas across the U.S.⁷ Researchers point to economic, social, and environmental factors, including the historic heavy industrial, mining, and rail operations in the area, as reasons behind the disparities. Widespread poverty and lack of education make it difficult to overcome these barriers, which the City of Bluefield has been battling for decades. This project will help address some of those challenges, by encouraging the redevelopment of brownfield sites to mitigate health risks and provide needed resources to help support new companies and businesses locating in downtown, thus assisting with the creation of jobs.

b. Community Engagement

i. Project Involvement and ii. Project Roles:

Community Project Partners

Partner Name	Point of contact (name, email & phone)	Specific role in the project
Region One Planning and Development Council	Jason Roberts jasonroberts@regiononepdc.org (304)-431-7225	Regional planning organization that will provide grant management support and assist with identifying and securing funding for redevelopment.
Bluefield Arts & Revitalization Corporation (BARC)	Julie Hurley jhurley@comcast.net (304) 920-2992	Local community based organization that will participate in redevelopment planning efforts.
Community Action of South Eastern WV (CASE)	Mary Turner mturner@casewv.org (304) 323-1150	Non-profit community action agency, and owner of Law and Commerce Building, will support redevelopment planning and community outreach.
Bluefield Beautification	Gail Satterfield	Community org working to improve the aesthetic

⁶ WV Dept. of Health and Human Resources Bureau for Public Health Statistics Center. WV Asthma Burden Report 2007-2010.

⁷ Life after coal: The decline and rise of the West Virginia coal country. (Aug 10, 2020) www.phys.org.

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Commission	<div style="background-color: black; width: 150px; height: 1.2em; margin-bottom: 2px;"></div> (304) 952-1284	beauty of the city that will support reuse planning and community outreach efforts.
Blueprint Committee	Ronnie Hypes rhypes@summitfgi.com (304) 320-2896	Community committee established in 2013 to revitalize the City's downtown. Will support reuse planning and efforts to secure funding for reuse.
Chamber of Commerce of the Two Virginias	Jeff Disibbio jeff@coctwovirginias.com (304)-327-7184	Alliance encouraging business and commerce, developing leaders, and enhancing quality of life. Will support business recruitment and outreach.
Historic Landmarks Commission	Eva McGuire m McGuire@mail.mln.lib.wv.us (304) 325-3943	Partner with BEDA to mitigate any planned demolition of historic buildings and support redevelopment planning.
WV Brownfields Assistance Center at Marshall University	George Carrico carico@marshall.edu (304) 696-5456	Support brownfield project with expert advice and technical assistance, assist with identification and pursuit of additional resources and funding.

In addition, the project will be supported by area institutions of higher learning, the county governments, the planning districts, and other stakeholders not listed due to limited space.

iii. **Incorporating Community Input:** In order to involve the community and incorporate public support in the project, the BEDA will capitalize on methods employed as part of the City's Coalition Assessment Grant. BEDA board members were also active participants of the original Community Advisory Group utilized for *Team Blue* and with experience in public involvement will help guide this project. A series of community meetings will be held before key milestones including but not limited to the project kick-off, prior to site work commencing, after site work is completed, and during the decision-making process for selection of the final redevelopment scheme. We will target the low-income housing community located across the street from the brownfield block for these meetings as well as the wider downtown business community. Meetings may take place either virtual, face-to-face, or a combination of both depending on current conditions related to the Coronavirus Pandemic and the comfort level of residents. Should face-to-face meetings occur, proper social distancing guidelines and safety precautions recommended by the Center for Disease Control will be implemented. In support of these efforts, we will also prepare outreach and promotional materials to be distributed at meetings, via mail, newspapers, the BEDA's website and social media. We will reach out to reporters to ensure the information, public meetings, requests for input, and project successes are covered in the local media. Input on project activities and decisions, such as on the remedial options, cleanup activities (e.g. truck routes, hours of operation, protective measures, etc.), and redevelopment plans, will be solicited from residents and community stakeholders throughout the project via these meetings and outreach channels. BEDA's project team will carefully consider all input and community feedback for incorporation and provide responses directly to the community on how it was considered and incorporated.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan: From January 9, 2019 to January 22, 2019 asbestos inspections of all seven buildings within the 300-400 block of Federal Street were performed. ACM were found at numerous locations throughout the seven buildings. ACM were used extensively in the construction materials for the interior and exterior of the structures. In October 2020, a draft ABCA was prepared to address the cleanup/abatement of approximately 4,350 cubic yards (CYD) of ACM in the seven buildings, which compose the Brownfield Site. The BEDA will contract with qualified asbestos abatement contractors to complete the abatement activities and will rely on qualified brownfields consultants to complete the required plans and assist with oversight and monitoring. After project kickoff, the selected consultant will finalize the ABCA and complete an Asbestos Abatement Design, and draft a Quality Assurance Project Plan (QAPP) for air monitoring and confirmation sampling and submit to the West Virginia Department of Environmental Protection (WVDEP) and EPA for

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approval. At the conclusion of abatement activities, the selected brownfield consultant will collect confirmation samples to ensure all asbestos-containing materials have been properly removed. The consultant will submit all documentation to the WVDEP and EPA to certify the completion of the abatement activities.

b. Description of Tasks/Activities and Outputs

<i>Task 1 – Project Management</i>
i. The Director of the BEDA will be responsible for the overall execution and management of the project. He will track project tasks, schedule and budget; procure and oversee the Qualified Environmental Professional (QEP) and the asbestos abatement contractor; and report on project activities and accomplishments to stakeholders. The QEP will support reporting activities and will develop a Final Cleanup Report to document all project activities.
ii. Schedule: QEP to be procured June-July 2021; remaining project management work will take place October 1, 2021 to September 30, 2024
iii. Lead: BEDA Project Manager; Assist: Finance Director, QEP
iv. Outputs: 12 Quarterly Reports, 3 DBE Reports, 3 FFRs, 1 Final Cleanup Report
<i>Task 2 – Community Outreach</i>
i. The BEDA will work closely with the City residents, the downtown business community and additional neighborhood organizations throughout the project. The BEDA will plan and conduct a series of stakeholder meetings at key milestones in this project. The BEDA will establish an information repository, and will communicate project information through local newspapers, social networking platforms, and other electronic means. The QEP will support BEDA with community meetings and drafting articles and press releases. BEDA will further refine redevelopment plans with community input at public meetings.
ii. Schedule: October 1, 2021 to September 30, 2023 with key public meetings in October 2021 (kickoff), January 2022 (prior to cleanup start), March 2022 (after cleanup), September 2022 (review redevelopment proposals), January 2023, and July 2023
iii. Lead: BEDA Project Manager; Assist: QEP
iv. Outputs: 6 Community Meetings; 12 press releases or newspaper/web articles; reuse plan
<i>Task 3 – Cleanup Planning</i>
i. Activities will include finalizing the ABCA document to include obtaining review and approval from the EPA and WVDEP Project Managers, placing the ABCA on a 30-day public review and comment period, preparing the QAPP for follow up sampling, negotiating and receiving the necessary regulatory approvals, and preparing bid documents for the solicitation of cleanup contractors.
ii. Schedule: October 1, 2021 to January 31, 2022
iii. Lead: QEP; Assist: BEDA Project Manager
iv. Outputs: 1 ABCA, 1 QAPP, 1 HASP, 1 Set of Bid Documents
<i>Task 4 – Site Cleanup</i>
i. The BEDA will use the majority of the grant funds for the actual site cleanup activities. The BEDA will competitively procure a remediation contractor, which the Project Manager will oversee with the assistance of the QEP. Based on the Phase I ESA, the ACM Survey, and the findings of the draft ABCA, contractor cleanup activities are estimated to include the proper abatement and disposal of 4,350 CYD of ACM. The QEP will work with the WVDEP to ensure cleanup is met to West Virginia standards.
ii. Schedule: February 1, 2022 to March 15, 2022

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iii. Lead: Contractor; Assist: QEP, BEDA Project Manager
iv. Outputs: 1 Certificate of Completion

c. Cost Estimates Task 1 – Project Management:

Travel: 2 staff to attend 2 regional workshops (2x2x\$500/person = \$2000), 2 staff to attend national conference (2x\$1,500 = \$3,000) = **\$5,000**

Contractual Costs: 36 project team meetings (36x\$250); 12 Quarterly Reports (12x\$300); 3 annual reports (3x\$100); 1 final summary report (\$2,100); quarterly ACRES updates (12x\$250) = **\$18,000**

Task 2 – Community Outreach:

Contractual Costs: Outreach meetings (6x\$1,000); Articles/media updates (12x\$250); Refined Reuse Plan (100 hrs @ \$125/hr = \$12,500) = **\$21,500**

Task 3 – Cleanup Planning:

Contractual Costs: Finalize ABCA, including incorporating comments from public notice and regulatory review (\$2,500); QAPP (\$5,000); Health & Safety Plan (HASP) (\$1,000); Development of bid documents (RFP) for site cleanup activities, evaluation of bids, calling references, coordination of a pre-bid onsite meeting and selection of contractors (160 hrs @ \$125/hr = \$20,000) = **\$28,500**

Task 4 – Site Cleanup:

Contractual Costs: Abatement of multiple interior and exterior ACM in Site Buildings (4,350 CYDx\$105/CYD = \$456,750); Air Monitoring (\$900/day x 20 days = \$18,000); Clearance Sampling (\$5,000) = **\$479,750**

300-400 Block of Federal Street Cleanup Proposed Budget

Budget Categories	Task 1 Project Management	Task 2 Community Outreach	Task 3 Cleanup Planning	Task 4 Site Cleanup	Total :
Travel	\$5,000				\$5,000
Contractual	\$18,000	\$21,500	\$28,500	\$479,750	\$547,750
Total Federal Funding	\$23,000	\$21,500	\$28,500	\$387,625	\$460,625
Cost Share (20% of federal funds)				\$92,125	\$92,125
Total	\$23,000	\$21,500	\$28,500	\$479,750	\$552,750

d. Measuring Environmental Results: The BEDA's project team will meet quarterly to track the project's progress in fulfilling the scope of work, goals, and objectives. Each Quarterly Report submitted to EPA will include an update of project expenditures and will track activities and expenses against the project's schedule. If needed, corrective actions will be taken to ensure the project remains on schedule, within budget, and completed well before the three-year period of performance. Specific performance metrics detailed in the Work Plan will be used to summarize project accomplishments, and the project team will review and insure that all reporting requirements are being met timely and the project continues to comply with all terms and conditions of the grant. Additionally, site-specific information will be routinely entered and tracked in the online ACRES database. At a minimum, the outputs to be tracked include the number of public meetings, cleanup report, final ABCA, QAPP, and final redevelopment plan; and, the outcomes to be tracked include community participation, acres ready for reuse, redevelopment dollars leveraged, and jobs created.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure: The BEDA has the requisite capacity to administer the EPA grant funds. BEDA's two staff members are overseen by a Board of Directors comprised of members of the local community. The Executive Director of BEDA also serves as the City's Community &

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Economic Development Director and can request assistance from the City of Bluefield staff or from the Region One Planning and Development Council should the need arise in the management of the grant. The Executive Director currently serves as the City's project manager for the Bluefield Regional Brownfields Coalition, which received an EPA Brownfields Assessment Coalition grant in 2019 with the Town of Bluefield, Virginia, as the lead applicant. As such, he has the necessary experience to lead this project.

ii. Description of Key Staff: **James, H. Spencer, III, Executive Director of the BEDA**, will lead this effort as Project Manager. Mr. Spencer holds a BS in Applied Science and a BS in Civil Engineering Technology. He held multiple leadership positions for Tazewell County, Virginia, including County Administrator from 2002 to 2015. Over his career Mr. Spencer has led efforts to secure and manage over \$60 million in grants from various private foundations and state and federal agencies for infrastructure and economic development projects. Since 2015, Mr. Spencer has served as the City of Bluefield Community and Economic Director. He has led the effort to secure and manage over \$2.5 million in grants to attract an Intuit Prosperity Hub, which will employ approximately 500 people when fully operational. This development is located adjacent to the Brownfield Site that is the focus of this Cleanup Grant. **Savannah Carabin, BEDA Business Operations and Marketing Coordinator** will assist Mr. Spencer with the implementation of the EPA Cleanup Grant. Ms. Carabin is a recent MBA graduate from Bluefield College with a strong background in marketing, branding, operations, and organizational leadership. Prior to her current position, she assisted in research and grant writing for the Edith Bolling Wilson Birthplace Museum & Foundation.

iii. Acquiring Additional Resources: The BEDA will follow the procedures detailed in 2 CFR 200 and EPA's rule at 2 CFR 1500 to procure a QEP to provide support when the grant is awarded. The BEDA will release a competitive, public Request for Qualifications no later than June 2021 and select the team deemed most qualified by July 2021. Therefore, the selected firm will be prepared to start on October 1, 2021 and will provide technical and programmatic support for all aspects of the proposed project. The BEDA will follow a similar process for abatement contractors or other contractual support, as needed.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments

Previous Grant Management Experience

Date of Award	Awarding Agency	Amount	Accomplishments	Specific Outputs And Outcomes
2016	U.S. Economic Development Administration	\$2.04 million	Creation of an innovative business incubator named the Bluefield Commercialization Station	Renovation of a 60,000 ft ² former freight station into a state art mixed use incubator.
2018	Shott Foundation	\$35,000	Plans to develop a Federally Qualified Health Center (FQHC) in vacant downtown building	Evaluate building conditions and provide floorplan options for FQHC
2019	Intuit Inc.	\$2.35 million	Creation of the Bluefield Prosperity Hub in Downtown Bluefield, WV	Renovation of the former Summit Bank Building, creation of 350 jobs to date

(2) Compliance with Grant Requirements: The BEDA has met all of the requirements and conditions of the grant funding described above, including constant and open communication with the granting agencies project managers, completing the projects according to the work plans and schedules, achieving and reporting the expected results, and submitting all required reports in a timely manner.

Threshold Criteria

1. Applicant Eligibility

The Bluefield Economic Development Authority (BEDA) is a local economic development authority established by the City of Bluefield through an ordinance in accordance with the State of West Virginia code. BEDA is a General Purpose Unit of Local Government as defined under 2 CFR § 200.64.

2. Previously Awarded Cleanup Grants

The BEDA has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Site Ownership

The Site (300-400 Block of Federal Street to include 320 Federal Street, 403-405 Bland Street, 400-406 Federal Street, 407 Bland Street, 412 Federal Street, and 418 Federal Street) was donated and the deed transferred to the BEDA by the City of Bluefield on October 27, 2020.

4. Basic Site Information

- a) 300-400 Block of Federal Street
- b) 320 Federal Street, 403-405 Bland Street, 400-406 Federal Street, 407 Bland Street, 412 Federal Street, and 418 Federal Street, Bluefield, West Virginia, 24701
- c) The site is currently owned by BEDA.

5. Status and History of Contamination at the Site

- a) The site is contaminated with hazardous substances. Asbestos containing materials (ACM) have been identified in building materials across the Site.
- b) The Site is comprised of a contiguous city-block of parcels in downtown Bluefield, WV. A brief history of each of the parcels is outlined below:
 - a. 320 Federal Street: This parcel contains a nine-story brick building, constructed in 1906, that once housed the former Coke & Coal Building for commercial and business uses, including a Montgomery Ward Department Store as well as a three-story brick building, constructed in 1930, that once housed the Bluefield Fire Department. The property is currently vacant.
 - b. 403-405 Bland Street: This parcel contains a two-story building, constructed in 1945, that once housed a variety of commercial businesses including the Armed Forces Recruiting Center. The property is currently vacant.
 - c. 400-406 Federal Street: This parcel contains a four-story building, constructed in 1920, that once housed Deaton's Music World and a variety of other commercial businesses including Sherry's Drug Store and Steckler's Men's Shop. The property is currently vacant.
 - d. 407 Bland Street: This parcel contains a three-story building, constructed in 1900, that housed merchant A.J. Hearn and several commercial entities. The property is currently vacant.
 - e. 412 Federal Street: This parcel contains a four-story building, constructed in 1925, that once housed the multiple businesses including attorneys-at-law. The property is currently vacant.
 - f. 418 Federal Street: This parcel contains a three-story building, constructed in

1959, that once housed the J.C. Penny Department Store. It was constructed on the site of the former Bluefield Bus Depot. The property is currently vacant.

- c) The Site (all parcels) has documented ACM with greater than one-percent asbestos within and throughout all of the buildings. This ACM requires abatement prior to continued renovations.
- d) A Phase I Environmental Site Assessment (ESA) was completed by Cardno, Inc., at the site on October 19, 2020 prior to the property transaction. The Phase I identified no evidence of Recognized Environmental Concerns (RECs) present at the Site, but identified the non-ASTM concern of the ACM reported in a previous 2019 Asbestos Inspection Report.

Prior to the Phase I ESA, an Asbestos Inspection Report was completed by HDH Technical, Inc., at the Site on February 8, 2019. As a part of the asbestos sampling, 102 samples were collected throughout the block of buildings. The report revealed the presence of asbestos above one percent in all of the buildings, including in materials such as floor tile, linoleum, mastics, window glazing, fire doors, joint compounds, roofing materials, thermal system insulation, plaster, and stair treads. The widespread of ACM across the Site hinders future redevelopment plans.

6. Brownfields Site Definition

- a) The site is not listed or proposed for listing on the National Priorities List.
- b) The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- c) The site is not subject to the jurisdiction, custody, or control of the United States government.

7. Environmental Assessment Required for Cleanup Grant Applications

An Asbestos Inspection Report was completed at the site by HDH Technical, Inc. on February 8, 2019. The inspection was completed by a licensed West Virginia Asbestos Program Inspector to determine the location of suspect ACM located on the interior and exterior of building structures that may be disturbed during renovation and/or demolition activities.

8. Enforcement or Other Actions

The BEDA is not aware of any ongoing or anticipated environmental enforcement or other actions related to the subject site. The BEDA is not aware of any inquiries or orders from federal, state, or local government entities on the subject property.

9. Sites Requiring a Property-Specific Determination

The 300-400 Block of Federal Street Site does not require a property-specific determination.

10. Threshold Criteria Related to CERCLA/Petroleum Liability

- (a) Property Ownership Eligibility – Hazardous Substances Sites
 - iii. LANDOWNER LIABILITY PROTECTIONS FROM CERCLA §107 Liability
 - (1) Bona Fide Prospective Purchaser Liability Protection
- The BEDA is NOT potentially liable for contamination at the site under CERCLA §107. The BEDA acquired the site on October 27, 2020, after performing an AAI

compliant Phase I ESA dated October 19, 2020. The BEDA meets the definition of a Bona Fide Prospective Purchaser for the Site. The BEDA did not own or operate the facility at the time of disposal of a hazardous substance, has never arranged for the treatment or disposal of hazardous substances at the site, nor has accepted hazardous substances for transport for disposal or treatment at the site. The BEDA has limited the potential for exposure by securing the properties via padlocks and only allowing access to potentially hazardous areas to qualified professionals.

- a. Information on the Property Acquisition
 - i) The BEDA was deeded the site by transfer from the City of Bluefield.
 - ii) October 27, 2020
 - iii) The BEDA holds fee simple title to the property subsequent to the transfer. No other entities own the property.
 - iv) The Site was acquired from the City of Bluefield, WV.
 - v) There are no known additional familial or corporate relationships or affiliations with the previous owners, the City of Bluefield, WV.
- b. Pre-Purchase Inquiry
 - i) An AAI compliant (ASTM 1527-13) Phase I ESA and an ACM survey were completed for the BEDA. These assessments were completed between February 2019 and October 2020: Phase I ESA – October 19, 2020; ACM Survey –February 8 2019.
 - ii) The AAI compliant (ASTM 1527-13) Phase I ESA was completed by Cardno, Inc. for use by the BEDA prior to property ownership transfer. Cardno, Inc. staff were fully qualified to complete the Phase I ESA and met the definition of the Environmental Professional (E.P.) as defined by the standard.
 - iii) The Phase I was completed on October 19, 2020 and the Site acquisition occurred on October 27, 2020.
- c. Timing and/or Contribution Toward Hazardous Substances Disposal

The site formerly contained a series of commercial and retail multi-story buildings in the heart of the City of Bluefield. Various independent entities owned and operated the properties throughout time the ACMs identified existed. The BEDA is not responsible for the current state of the site and the use of ACMs. The BEDA also affirms that at no time have we arranged for the disposal of hazardous substances on the site or transported hazardous substances to the site.
- d. Post-Acquisition Uses

Subsequent to property acquisition from the City of Bluefield, the Site (all parcels) has remained vacant. The BEDA has secured the site via padlocks, only allowing qualified personnel to enter the site, limiting potential exposure to contaminants by unauthorized personnel.
- e. Continuing Obligations
 - i) No on-going releases of hazardous substances were discovered on the site and the BEDA took every reasonable step to stop any known releases.
 - ii) The BEDA took all reasonable steps to prevent any future releases by securing the site via padlock with fencing, only allowing qualified

personnel to enter the site

iii) In order to prevent and/or limit exposure to remaining ACMs, the BEDA has taken measures to secure the Site (all parcels) via padlocks, only allowing qualified personnel to enter the site. The public in general and site users do not have access to the hazardous ACM on the site.

The BEDA confirms and affirms its commitment to:

- i) Comply with all land-use restrictions and institutional controls.
- ii) Assist and cooperate with those performing the cleanup and provide access to the property.
- iii) Comply with all information requests and administrative subpoenas that have or may be issued in connection with the property.
- iv) Provide all legally required notices.

11. Cleanup Authority and Oversight Structure

- a. The West Virginia Department of Environmental Protection (WVDEP) will have authority and oversight of the cleanup activities. During site cleanup activities, the BEDA will comply with all applicable federal and state laws and ensure that the cleanup is protective of human health and the environment. The BEDA wishes to redevelop the site for multi-purpose use that will include commercial/retail space with parking for the growing business community in downtown Bluefield. In order to proceed with their plans, identified ACMs need to be abated and/or mitigated at the site. Asbestos abatement in the state of West Virginia is regulated and overseen by the Department of Health and Human Resources Bureau for Public Health and the WVDEP Division of Air Quality. Abatement work must be done by a West Virginia Bureau for Public Health licensed asbestos contractor and must be performed in accordance with OSHA asbestos regulations 29 CFR 1910 & 1926 and the National Emission Standards for Hazardous Air Pollutants (NESHAP) asbestos regulations 40 CFR 61, subpart M.

The BEDA will seek the technical expertise of a brownfield/environmental consultant to manage, oversee, and complete the cleanup activities at the site property. The BEDA will select the qualified consultant with brownfields experience through a competitive process in accordance with the competitive procurement provisions of 2 CFR 200, EPA's rule at 2 CFR 1500, and our own procurement requirements.

- b. It is unlikely that impact has occurred on adjacent properties beyond the 300-400 Block of Federal Street Site. However, if off-property access is necessary for any of the proposed removal activities, the BEDA's personnel know and have a good working relationship with the adjacent property owners. Additionally, during cleanup activities, the BEDA will monitor the property boundaries in order to ensure to off-site migration of ACMs.

12. Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives

A copy of the Draft ABCA is attached. Cleanup alternatives and a recommended solution were presented in the public meeting held on October 15, 2020.

b. Community Notification Ad

The BEDA placed a Legal Notice in the *Bluefield Daily Telegraph* on October 9, 2020, to provide the community with notice of its intent to apply for cleanup grant funding. In addition, the BEDA issued press releases that ran in the local newspaper (*Bluefield Daily Telegraph*) and on local television (ABC Channel 4 WOAY) on October 12, 2020. A copy of the notice is attached.

c. Public Meeting

The virtual public meeting was held via Zoom on October 15, 2020, to discuss the cleanup project, the grant application, and the Draft ABCA. Mr. Joe Morici, PE, of Cardno, Inc. presented the findings of the ABCA and was available to answer any questions regarding the ABCA or the cleanup project at the site. Twenty-two members of the community were officially registered via the Zoom link. The ABCA was completed using funding from the Bluefield Coalition's existing community-wide brownfield assessment grant, administered by the Town of Bluefield, VA. Cardno was hired by the Bluefield Coalition as their QEP and to perform technical work through the grant. No comments were received from the public either during the public meeting or via any other communication method advertised regarding the draft grant application or draft ABCA. A summary of the public meeting and sign-in sheets are attached.

d. Submission of Community Notification Documents

The following are attached (unless otherwise noted):

- Copy of the Draft ABCA, Cardno, Inc., October 15, 2020
- Copy of the Legal Notice in the *Bluefield Daily Telegraph* from October 9, 2020
- Other than general discussion during the public meeting, no specific comments or questions needing to be addressed in writing were received during the comment period ending on October 26, 2020.
- A summary of the public meeting
- A copy of the public meeting online registration sign-in sheet

13. Statutory Cost Share

The BEDA will meet the required cost share of \$92,125 (20% of \$460,625) with funding from the Hugh I. Shott, Jr. Foundation. Documentation is attached.

Analysis of Brownfield Cleanup Alternatives

400 Block of Federal Street

October 15, 2020



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Commonly Used Acronyms

AAI	All Appropriate Inquiry
ABCA	Analysis of Brownfield Cleanup Alternatives
ACM	Asbestos Containing Material
AST	Aboveground Storage Tank
ASTM	American Society for Testing & Materials
BGS	Below Ground Surface
BFA	Brownfield Agreement
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
CESQG	Conditionally Exempt Small Quantity Generator
VDEQ	Community Design Assistance Center
COC	Contaminant of Concern
CREC	Controlled Recognized Environmental Condition
EP	Environmental Professional
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
ESI	Expanded Site Inspection
FOIA	Freedom of Information Act
FIRM	Flood Insurance Rate Map
IC	Institutional Controls
LBP	Lead-Based Paint
LUST	Leaking Underground Storage Tank
MSL	Mean Sea Level
NFA	No Further Action
NFRAP	No Further Remedial Action Plan
NPL	National Priority List
PA/SI	Preliminary Assessment/Site Inspection
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyl
PPB	Parts per Billion
PPM	Parts Per Million
PRG	Preliminary Remediation Goal
RACM	Regulated Asbestos Containing Material
RBC	Risk Based Concentrations
RBSL	Risk Based Screening Level
RCRA	Resource Conservation and Recovery Act
RCRA CORRACT	RCRA Information Systems
RCRA GEN	RCRA System Generators
RCRA TSD	RCRA Treatment, Storage, and Disposal Facilities
REC	Recognized Environmental Condition
ROD	Record of Decision
SHWS	State Hazardous Waste Site
SWL	Solid Waste Facilities List
TAL	Target Analyte List
TMS	Tax Map Serial
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	Underground Storage Tank
WV	West Virginia
WVDEP	West Virginia Department of Environmental Protection

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1 Introduction

1.1 Site Description and Project Overview

Cardno (Cardno) has prepared this Analysis of Brownfield Cleanup Alternatives (ABCA) on behalf of the Bluefield, West Virginia, Economic Development Authority (BEDA) for the buildings within the block bounded by Federal, Bland, Scott, and Raleigh Streets in downtown Bluefield, West Virginia (site/subject property). The site is known as the “400-Block of Federal Street” and includes tax parcels 3-17-528, 3-17-530, 3-17-531, 3-17-532, 3-17-533, and 3-18-37 28A11-A-5B, encompassing approximately 0.75 acres. The subject property has an approximate center location (decimal degrees) of 37.268423 latitude and -81.222436 longitude. A tax map, providing site parcel locations is included as **Figure 1**. An aerial site layout of the subject property in its current condition is included as **Figure 2**.

The site is improved with the following seven buildings listed in the National Register of Historic Places:

- Former Bluefield Fire Station on Bland Street, a three-story brick building with a basement, built 1930, is combined with the adjacent Coke and Coal Building at 320 Federal Street.
- The combined Coke & Coal Building and former Bluefield Fire Station at 320 Federal Street is an approximately 41,800-square foot (ft²), nine-story, brick building with a full basement, built in 1906.
- The former Armed Forces Recruiting Center Building at 403-405 Bland Street is an approximately 10,350-ft², two-story building with a full basement, built in 1945.
- The former Deaton’s Music World Building at 400-406 Federal Street is an approximately 10,625-ft², four-story building with a full basement, built in 1920.
- The A. J Hearn Building at 407 Bland Street is an approximately 5,250-ft², three-story building, built in 1900.
- The Ritz Building at 412 Federal Street is an approximately 8,600-ft², four-story building with a full basement, built in 1925.
- The J. C. Penny Building at 418 Federal Street is an approximately 36,120-ft², three-story, yellow brick building with a full basement, built in 1959.

Chicory Square park is also within the block on the north side adjacent to Raleigh Street.

1.2 Geologic Characteristics

According to the 2014 Geologic Map of West Virginia, the Property is located at the transition from the western edge of the Valley and Ridge physiographic province to the Appalachian Plateau physiographic province. The Appalachian Plateau physiographic province is characterized by gently folded, nearly flat lying Upper Paleozoic Era sedimentary rocks that have been uplifted and extensively eroded to form steep valley walls. Bedrock underlying the Property appears to be marine limestone and marine and

non-marine red and gray shale and minor sandstone beds of the Mississippian Greenbrier Group.

According to a soil survey prepared by the National Soil Conservation Service, the Property is underlain by soils of the Urban land-Gilpin-Berks complex. These soils vary from loam, silty clay loam, to channery silty clay loam with total thicknesses up to approximately 89 centimeters.

Groundwater flow in the area is anticipated to be northeast. However, the actual site groundwater flow direction cannot be determined without site-specific groundwater information determined through the installation of monitoring wells. Public water is supplied to the Property and surrounding area.

1.3 Current Site Conditions

The Property includes Parcel 3-17-528 (Deed Book 851, Page 659), Parcel 3-17-530 (Deed Book 1064, Page 644), Parcel 3-17-532 (Deed Book 1065, Page 35), Parcel 3-18-37 (Deed Book 1046, Page 207) and Parcel 3-17-533 (Deed Book 1046, Page 207). From north to south, the Property is improved by the 41,800-ft² combined Coke and Coal Building, a nine-story, brick building with a full basement, at 320 Federal Street. South of the combined Coke and Coal Building are the 10,350-ft² former Armed Forces Recruiting Center Building at 403-405 Bland Street, a two-story brick structure with a basement, and the 10,625-ft², former Deaton's Music World Building at 400-406 Federal Street, a four-story building with a basement. A paved pedestrian walkway passes between Bland and Federal Streets south of the former Armed Services Recruiting Center and Deaton's Music World Buildings. South of the walkway are the 5,250-ft², A. J Hearn Building at 407 Bland Street, a three-story, brick structure, and the 8,600-ft² Ritz Building at 412 Federal Street, a four-story, brick structure with a basement. At the south end of the Property is the 36,120-ft² J. C. Penny Building at 418 Federal Street, a three-story, yellow brick building with a basement. The buildings are currently unoccupied and in general deteriorating conditions. Previous site investigations determined the buildings contain approximately 4,350 cubic yards (CYD) of Asbestos-Containing Materials (ACM).

1.4 Previous Reporting

1.4.1 February 2019 Asbestos Inspection

HDH Technical, Inc., was contracted by WEL, Inc., to provide an asbestos inspection at the site on February 8, 2019. HDH Technical performed the inspection using personnel trained and licensed in accordance with the regulations of the Environmental Protection Agency (EPA) and the State of West Virginia. The inspection identified ACM in all of the building, including materials such as floor tile, linoleum, mastics, window glazing, fire doors, joint compounds, roofing materials, thermal system insulation, plaster, and stair treads, among others. Specifically, the report identified the following for each building:

320 Federal Street

- All 9" X 9" Floor Tile and Associated Black Mastic except as noted below.
NOTE: FT 87 and TM 88 (Green and white tiles in an alternating pattern located on the 7th Floor) were NOT found to be Asbestos Containing.
- All Fire Doors
- White 12" X 12" Floor Tile located on the 2nd Floor
- Brown 12" X 12" Floor Tile located on the 4th Floor
- The White Window Glazing (*Red Glazing is NOT an ACM*)
- Roof Cement
- Linoleum – Green – 6th Floor
- Linoleum – White – 6th Floor
- Linoleum – Stone Appearance – 7th Floor
- Elevator Control Box Lining (FRIABLE) – 7th Floor Elevator Car

- All Thermal System Insulation (AirCell/Mudded Elbows) is ASSUMED to be FRIABLE Asbestos Containing Material. This material was observed in the basement, but could exist in walls/chases throughout the building.

For informational purposes, the following suspect material was reported to contain asbestos at < 1%. Although not considered an Asbestos Containing Material (> 1%), this information should be provided to all contract personnel prior to restoration/demolition activities for their use in meeting current OSHA requirements pertaining to personnel disturbing this material:

- Sheetrock Joint Compound on the 3rd Floor

418 Federal Street

- **Tile Mastic on 12" X 12" Floor Tile on the 1st and 2nd Floor**
- **Duct Mastic and Duct Wrap on penthouse ductwork. This was visible in the penthouse but may exist in walls/chases/above drop ceilings throughout the building.**
- **Original Roof Material located under existing EPDM Roof**
- **All mudded elbows on Thermal System Lines. This material is FRIABLE and likely exists in walls/chases throughout the building.**
- **All Thermal System Insulation (AirCell/Mudded Elbows) is ASSUMED to be FRIABLE Asbestos Containing Material. This material was observed in a stairwell chase, but could exist in walls/chases throughout the building.**

For informational purposes, the following suspect material was reported to contain asbestos at < 1%. Although not considered an Asbestos Containing Material (> 1%), this information should be provided to all contract personnel prior to restoration/demolition activities for their use in meeting current OSHA requirements pertaining to personnel disturbing this material:

- **Sheetrock Joint Compound in the penthouse**
- **Tread Mastic on Stair Tread**
- **Tile Mastic on Brown 9" non-ACM Floor Tile in stairwell**

403 Bland Street

- **All 9" X 9" Floor Tile and Associated Mastic**
- **All Baseboard Mastic**
- **Linoleum – Blue – 2nd Floor Kitchen**

For informational purposes, the following suspect material was reported to contain asbestos at < 1%. Although not considered an Asbestos Containing Material (> 1%), this information should be provided to all contract personnel prior to restoration/demolition activities for their use in meeting current OSHA requirements pertaining to personnel disturbing this material:

- **Sheetrock Joint Compound on the 2nd Floor**

405 Bland Street

- **All 9" X 9" Floor Tile and Associated Mastic**
- **Multi-Color Linoleum at Entrance**

400 Federal Street

- **Boiler Insulation (FRIABLE – Damaged)**
- **Elbow Mud (FRIABLE) visible on the first floor but may exist in chases/walls**
- **All Thermal System Insulation (AirCell) is ASSUMED to be FRIABLE Asbestos Containing Material. This material was observed on the 1st Floor, but could exist in walls/chases throughout the building.**

For informational purposes, the following suspect material was reported to contain asbestos at < 1%. Although not considered an Asbestos Containing Material (> 1%), this information should be provided to all contract personnel prior to restoration/demolition activities for their use in meeting current OSHA requirements pertaining to personnel disturbing this material:

- **Sheetrock Joint Compound on the 1nd Floor artistic column features**

406 Federal Street

- **Window Framing**
- **ALL 9" Floor Tile and Associated Mastic are ASSUMED to be Asbestos Containing**

407 Bland Street

For informational purposes, the following suspect material was reported to contain asbestos at < 1%. Although not considered an Asbestos Containing Material (> 1%), this information should be provided to all contract personnel prior to restoration/demolition activities for their use in meeting current OSHA requirements pertaining to personnel disturbing this material:

- **Sheetrock Joint Compound on the 1nd Floor**
- **Base Coat Plaster**

Russel's Ritz Building

- **Stair Treads**
- **ALL 9" X 9" Floor Tile and Associated Mastic**
- **6" X 6" Floor Tile**
- **12" X 6" Floor Tile**
- **All Mastic on 12" X 12" Floor Tiles**

1.4.2 October 2020 Phase I ESA

Cardno conducted a Phase I ESA at the site in October 2020 to determine the presence and/or absence of recognized environmental conditions (REC), conditional RECs, and historical RECs at the site. At the conclusion of the Phase I ESA, Cardno determine no RECs existed at the site, and noted the non-ASTM scope concern of ACM present in the buildings.

1.5 Project Goal

This ABCA has been prepared to support the application of an EPA Brownfields Cleanup Grant. The applicant intends to facilitate renovation of the block by abating the hazards to human health and the environment from the presence of ACM present on the property. Abatement will be required prior to reuse or demolition of the structures.

2 Applicable Regulations and Cleanup Standards

The BEDA wishes to facilitate the redevelopment of the site. In order to proceed with plans to repurpose or demolish the existing structures, the ACM needs to be abated at the site.

2.1 Cleanup Oversight Responsibility

Guidance for asbestos remediation in West Virginia is overseen by the West Virginia Department of Environmental Protection, Division of Air Quality, and the West Virginia Department of Health and Human Resources Bureau for Public Health, Environmental Health Services. Professional licensure requirements are set forth via West Virginia Code Chapter 16. Public Health § 16-32-1 to § 16-32-16, West Virginia Asbestos Licensure Law.

Additionally, this work must be performed in accordance with the EPA NESHAP rule (40 CFR 61 Subpart M) and OSHA Hazardous Waste Operations and Emergency Response regulation 29 CFR 1910.120.

2.2 Laws & Regulations Applicable to the Cleanup

Contractors must be licensed and/or accredited in the State of West Virginia and must abide by all federal, state, and local laws, and regulations pertaining to ACM to perform mitigation work for this project. Qualified, licensed personnel should coordinate and supervise any planned mitigation activities and/or perform visual clearance to ensure that the work is performed in compliance with applicable regulations, to document the activities, and to ensure that the area is clear prior to occupancy.

2.3 Climate Change Considerations

The US EPA has directed Cleanup Grant recipients to “evaluate the resilience of the remedial options in light of reasonably foreseeable changing climate conditions (e.g., sea level rise, increased frequency and intensity of flooding and/or extreme weather events,

Current climate models predict continued warming across the Southeast with the rate of warming more than twice the current rate over the next seventy years. The frequency, duration and intensity of droughts are likely to continue to increase with higher average temperatures and a higher rate of evapotranspiration. Extreme weather events are of concern and it is postulated that climate change can influence the intensity and number of storm events.

Although supporting data are not entirely conclusive, the physics behind models are well understood. Warmer ocean temperatures potentially can provide more energy to

hurricanes, leading to more intense storms. Increased precipitation patterns could have an adverse effect on flooding issues. High intensity rainfalls could lead to greater flooding hazards and mud - or landslides.

3 Analysis of Brownfield Cleanup Alternatives

A discussion of the cleanup objectives and an evaluation of remedial alternatives for the site are provided below.

3.1 Cleanup Alternatives Considered

The BEDA plans to rehabilitate the building at 418 Federal Street (former JC Penny building) and will more than likely demolish the remaining buildings as part of this plan. Each of the following remedial alternatives is compared with respect to: effectiveness, long-term reliability, implementability, and general cost implications, within **Table 1**. More detailed comparison of potential costs to implement is provided in **Table 2**. The tables can be found attached to this report in the appendices.

3.1.1 Alternative 1: No Action

The No-Action alternative is included as a baseline comparison to the other remedial alternatives. The No-Action alternative assumes no action is taken and represents the current site conditions.

3.1.2 Alternative 2: Encapsulation

Alternative 2 would involve encapsulation of ACMs in place within the structures. This option would also require an on-going Operations & Maintenance (O&M) Plan be implemented for the ACMs left in place.

3.1.3 Alternative 3: Abatement and Disposal of ACM

Alternative 3 would involve the design and execution of an asbestos abatement plan to remove and properly dispose of ACMs identified in structures on site. Based on the Asbestos Inspection Report and site visits, approximately 4,350 CYD of ACM are estimated to require proper abatement, removal, and disposal.

3.1.4 Recommended Cleanup Alternative

The primary objective of site remediation is to reduce or prevent potential risk to human health and the environment from site contaminants by properly addressing the asbestos identified at the site. As seen from a review of Tables 1 and 2, the “No Action” option (Alternative 1) is not considered a viable option, since it does not meet the redevelopment objectives and protect from future exposure to site contaminants. Encapsulation (Alternative 2) leaves the asbestos in place and will be disturbed during the renovation and demolition processes. This is also not considered a viable option given the end use plans for the site.

Therefore, Alternative 3, Abatement and Disposal of ACM is the only viable option for remediation of contaminants of concern at the site. Removal of the asbestos will allow for any and all options for renovations and/or demolition to occur.

DRAFT

Analysis of Brownfield
Cleanup Alternatives – 400
Bock of Federal Street

TABLES

Table 1 Brownfield Cleanup Alternatives Balancing Factor Evaluation

Remedial Alternative	Effectiveness	Long-Term Reliability	Implementability	Cost Implications
1. No-Action	Does not address potential risks.	Does not address potential risks	Not applicable for No-Action	No cost to implement. Potential cost implications on property value and future liabilities associated with contaminant exposure.
2. Encapsulation	Minimally addresses potential risks, but does not take into account future reuse plans	Does not consider the long term future plans and requires on-going and updating to an O&M Plan.	Moderate difficulty for implementation. Rendering the areas of ACM inaccessible in areas for renovation will be limit flexibility, and does not meet requirements for demolition.	Moderate to high costs to implement given the additional task of planning and O&M.
3. Abatement and Disposal of ACM	Effectively removes the contaminants from the site allowing full renovation and/or demolition options.	Removes ACM from the site, therefore no long term monitoring or planning is needed.	Moderate difficulty for implementation. Given the quantities of ACM present, abatement planning, oversight of execution, and monitoring is required.	Moderate to high costs associated with hiring qualified, trained personnel to complete the abatement.

Table 2 Estimated Comparative Cost for Cleanup Alternatives

Cleanup Alternative	Estimated Cost	Notes
1. No-Action	\$0*	Not a viable option.
2. Encapsulation	\$0*	Encapsulation Determined not to be a viable option given the desired end use of the site; therefore, no cost estimates were obtained.
3. Abatement and Disposal of ACM	\$456,750	3. Abatement and Disposal of ACM Abate approximately 4,350 CYD of ACM at \$105/CYD = \$456,750

*- Figure does not account for potential future costs related to property value and liabilities associated with contaminant exposure.

Analysis of Brownfield
Cleanup Alternatives – 400
Block of Federal Street

FIGURES

Analysis of Brownfield
Cleanup Alternatives – 400
Block of Federal Street

APPENDIX

A

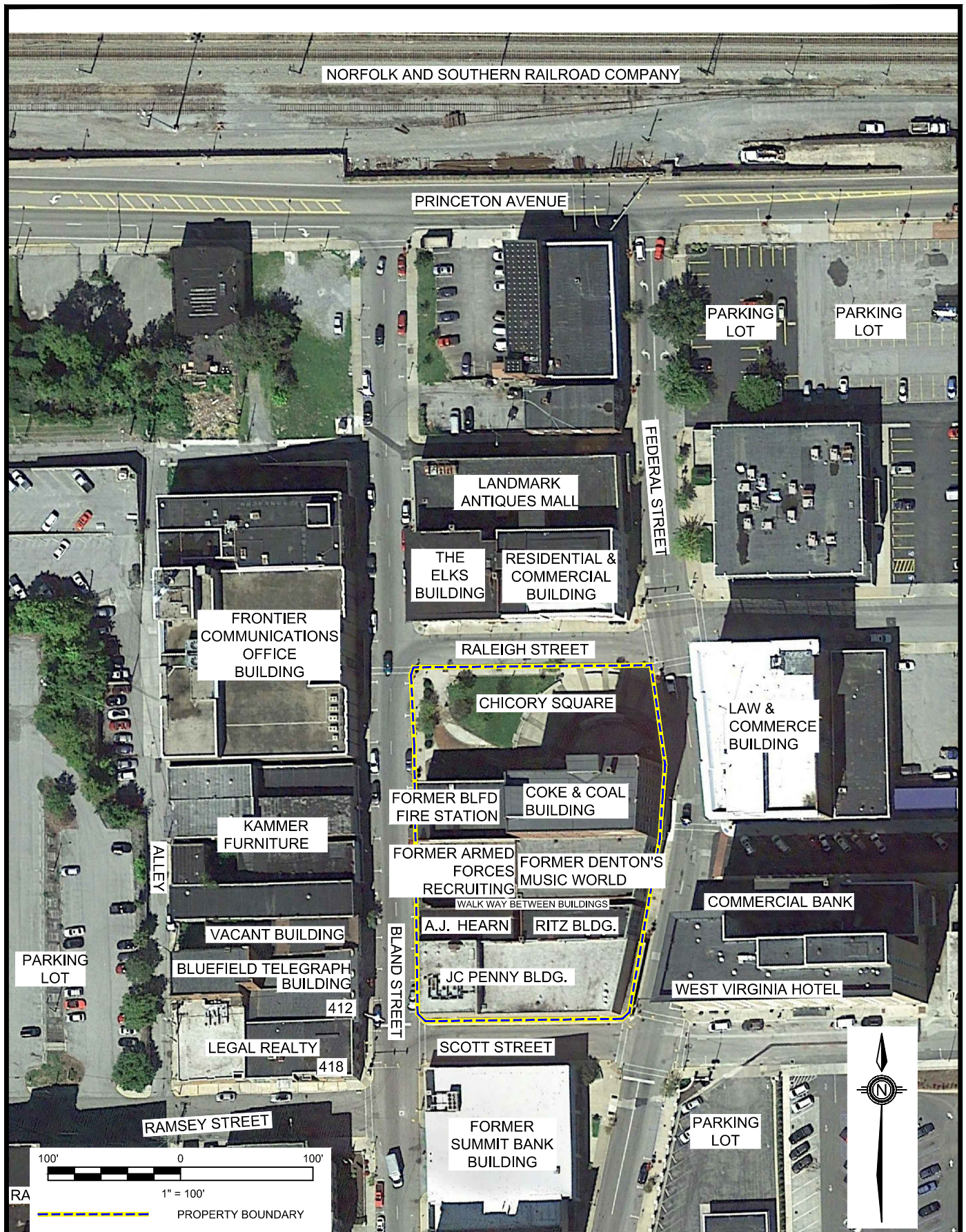


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Figure 1: Tax Parcel Map
Bluefield, West Virginia
Economic Development Authority
300-400 Block
Federal Street
Bluefield, West Virginia 24701



534 Industrial Park Road
 Bluefield, VA 24605 USA
www.cardno.com



Drawn: DJD
 Checked: GR
 Date: 11/20/2019
 Scale: 1"=100'
 Project : PB00281000-30-06
 File No.

**BLUEFIELD, WEST VIRGINIA,
 ECONOMIC DEVELOPMENT AUTHORITY
 300-400 BLOCK
 FEDERAL STREET
 BLUEFIELD, WEST VIRGINIA 24701**

Figure 2
 PROPERTY
 MAP

About Cardno

Cardno is an ASX-200 professional infrastructure and environmental services company, with expertise in the development and improvement of physical and social infrastructure for communities around the world. Cardno's team includes leading professionals who plan, design, manage, and deliver sustainable projects and community programs. Cardno is an international company listed on the Australian Securities Exchange [ASX:CDD].

Cardno Zero Harm

Cardno
ZERO
HARM
EVERY JOB. EVERY DAY.

At Cardno, our primary concern is to develop and maintain safe and healthy conditions for anyone involved at our project worksites. We require full compliance with our Health and Safety Policy Manual and established work procedures and expect the same protocol from our subcontractors. We are committed to achieving our Zero Harm goal by continually improving our safety systems, education, and vigilance at the workplace and in the field. Safety is a Cardno core value and through strong leadership and active employee participation, we seek to implement and reinforce these leading actions on every job, every day.

BLUEFIELD DAILY TELEGRAPH

928 Bluefield Avenue, Bluefield, WV 24701

Phone: 304-327-2801 Toll Free: 800-763-2459 • Fax: 304-327-0433

www.bdtonline.com

Affidavit of Publication

STATE OF WEST VIRGINIA COUNTY OF MERCER,

I, Jeremy Basham, of the Bluefield Daily Telegraph, a daily newspaper published in the City of Bluefield, Mercer, West Virginia, do certify that the notice attached hereto under the caption;

was published in the said Bluefield Daily Telegraph 1 time(s) on the following day(s), namely 10/09/20

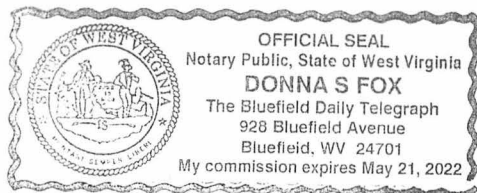
Publication Fee: \$67.93

Signed: _____

Subscribed and sworn to before me this day
10/09/2020

My commission expires: _____

Notary Public: _____



Downtown Buildings Brownfield Cleanup Project

Public Notice: Submission of EPA Brownfields Cleanup Grant Applications and Analysis of Brownfields Cleanup Alternatives (ABCA)

The Bluefield WV Economic Development Authority (BEDA) will be submitting a grant application to the United States Environmental Protection Agency (EPA) Brownfields Program to conduct asbestos abatement activities at buildings within and around the "400 Block" of Federal Street in downtown Bluefield, West Virginia. Brownfields are real property where the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The cleanup work will be performed in accordance with one of the alternatives outlined in the Analysis of Brownfields Cleanup Alternatives (ABCA). The purpose of the ABCA is to evaluate various cleanup/management alternatives for the contaminants of concern identified on the site. The draft ABCA and draft grant application will be available for public review and comment beginning Thursday, October 15, 2020, and ending Monday, October 26, 2020, prior to the grant submission deadline of October 28, 2020. These documents will be available for review at City Hall (200 Rogers Street Bluefield, WV) and Craft Memorial Library (600 Commerce Street Bluefield, WV), and/or by submitting a request for an emailed copy at <https://bit.ly/36lUr2Y> if you have any questions, please email jspencer@bluewv.org. Community input is an integral part of brownfields cleanup; therefore, the public and community-based organizations are encouraged to review and provide comments. A public meeting will be held to answer questions and accept comments on Thursday, October 15, 2020, at 5:00 pm via Zoom/Eventbrite <https://bit.ly/3jL7x3A> (you must pre-register to attend) You can also find the event on the Department of Community and Economic Development - Bluefield, WV Facebook Page. Interested citizens are invited to attend the meeting or to contact Jim Spencer, Executive Director, to provide comments and/or show support.

Jim Spencer
BEDA Executive Director
200 Rogers Street
Bluefield, WV 24701
(304) 327-2401 Ext. 2405
jspencer@bluefieldwv.org

October 15, 2020 Public Meeting Summary

300-400 Block of Federal Street Cleanup Project

Bluefield, WV

The draft EPA Brownfields Cleanup application and draft Analysis of Brownfields Cleanup Alternatives (ABCA) were put on public notice on October 15, 2020 via a Legal Notice published in the *Bluefield Daily Telegraph*, on October 9, 2020. The public notice period closed on October 26, 2020. No comments were received. Notifications of the available draft documents for review also included an invitation to attend a virtual community meeting on October 15, 2020, to discuss the project.

The Virtual Community Meeting was held on October 15, 2020, via a Zoom video conference, and 22 members of the community attended.

BEDA Staff and BEDA's consultant, Joe Morici of Cardno, Inc., presented the basic history of the buildings located within the 300-400 Block of Federal Street and the environmental assessments completed at the property. An asbestos inspection completed in February 2019 identified significant quantities of asbestos-containing materials (ACM) located throughout all seven buildings within the block. A Phase I Environmental Site Assessment was underway at the time of the meeting, but so far, had not identified any evidence of recognized environmental concerns other than the non-ASTM concern of ACM. Mr. Morici explained the need for cleanup and the requirements to apply for funding via an EPA cleanup grant. The draft ABCA was reviewed including the options presented in the document. The final proposed cleanup option to properly abate and dispose of the ACM was explained. The presentation ended with a review of the steps required to acquire the property and submit the grant application as well as a timeline for award notification and funding availability.

Questions & Comments:

The only question involved the chances of receiving the grant.

The Consultant explained the competitive nature of the grants but was optimistic and felt BEDA had a strong application.

Prior to closing, BEDA asked the audience whether they were in support of BEDA proceeding with applying for the cleanup grant application. The attendees expressed unanimous support to move forward.

The meeting then concluded.

Evenbrite Registration List
BEDA Public Meeting
October 15, 2020

Order #	Order Date	First Name	Last Name	Email	Quantity	Ticket Type	Currency	What is your zip code?
1482321879	2020-10-08	Kim	Odle	kimodle@regiononepdc.org	1	Registration	USD	24740
1487615017	2020-10-13	Jason	Beck	jbeck@ecslimited.com	1	Registration	USD	22656
1488084931	2020-10-13	Charles	Blankenship	[REDACTED]	1	Registration	USD	24701
1488195529	2020-10-13	Marie	Blackwell	[REDACTED]	1	Registration	USD	24701
1488216579	2020-10-13	Angie	Farley	[REDACTED]	1	Registration	USD	24701
1488509591	2020-10-13	Ahmed	Rady	[REDACTED]	1	Registration	USD	12345
1489189553	2020-10-14	Patrick	Baisi	Patrick.baisi@mail.house.gov	1	Registration	USD	25801
1489520555	2020-10-14	Eva	McGuire	mcguiree@mail.mln.lib.wv.us	1	Registration	USD	24701
1489649947	2020-10-14	Joe	Morici	Joe.morici@cardno.com	1	Registration	USD	24605
1489721547	2020-10-14	Joshua	Sexton	joshua.sexton@cardno.com	1	Registration	USD	24605
1490679719	2020-10-15	Jim	Spencer	jspencer@bluewv.org	1	Registration	USD	24701
1490694755	2020-10-15	James	Hypes	rhypes@summitfgi.com	1	Registration	USD	24701
1490723067	2020-10-15	Kerry	Stauffer	kstauffer@bluewv.org	1	Registration	USD	24701-2856
1490796719	2020-10-15	Claude	Morgan	ac.morgan.2222@outlook.com	1	Registration	USD	24701
1490852725	2020-10-15	Dick	Johnson	dvjohnson@citlink.net	1	Registration	USD	24702
1490869825	2020-10-15	William	Cole	billcole@coleautomotivegroup.com	1	Registration	USD	24701
1490870167	2020-10-15	Charles	Shortridge	dans@citlink.net	1	Registration	USD	24701
1490931851	2020-10-15	David	Kersey	dkersey@brewstermorhous.com	1	Registration	USD	24701
1490968465	2020-10-15	Colin	Cline	ccline@bluewv.org	1	Registration	USD	24740
1491011375	2020-10-15	Dane	Rideout	[REDACTED]	1	Registration	USD	24701
1491036849	2020-10-15	Barbara Thompson-	Smith	[REDACTED]	1	Registration	USD	24701
1491163821	2020-10-15	Pat	Doss	[REDACTED]	1	Registration	USD	24701
1491190507	2020-10-15	Donald	Zeigler	donald@tattoovampire.net	1	Registration	USD	24701



Hugh I. Shott, Jr. Foundation

September 23rd, 2020

Mr. James "Jim" Spencer, III
Bluefield WV Economic Development Authority (BEDA)
200 Rogers Street
Bluefield, WV 24701

Dear Mr. Spencer

This is to advise you that at the meeting conferred by the Hugh I. Shott, Jr. Foundation on September 23rd, 2020, the Board approved your grant request in the amount of up to \$100,000, which is contingent on a U.S. Environmental Protection Agency (EPA) award. You stated the funds would be the required local match for the EPA Brownfield Cleanup Grant Funds to abate environmental issues in the 7 buildings on the "400 Block" on Federal Street. This block is adjacent to the new Intuit Building and this project will be vital to the redevelopment of the downtown.

The Board was very complimentary for all that you and the Bluefield WV Economic Development Authority has done and acknowledged your leadership and BEDA's efforts for our community. Funds will be available in 2021 upon formal notice of the U.S. EPA award.

Yours Truly,

Frank W. Wilkinson
Secretary

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☒ Preapplication
☐ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Bluefield West Virginia Economic Development Authority

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

1174659290000

d. Address:

* Street1:

200 Rogers Street

Street2:

* City:

Bluefield

County/Parish:

* State:

WV: West Virginia

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

247012856

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

James

Middle Name:

H.

* Last Name:

Spencer

Suffix:

III

Title:

Executive Director

Organizational Affiliation:

* Telephone Number:

(304) 327-2401 Ext. 2405

Fax Number:

* Email:

jspencer@bluewv.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

D: Special District Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-07

* Title:

FY21 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY21 BEDA Brownfields Cleanup Project for 400-Block of Federal Street

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant WV-03

* b. Program/Project WV-03

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021

* b. End Date: 09/30/2024

18. Estimated Funding (\$):

* a. Federal	460,625.00
* b. Applicant	92,125.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	552,750.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: James

Middle Name: H.

* Last Name: Spencer

Suffix: III

* Title: Executive Director

* Telephone Number: (304) 327-2401 Ext. 2405 Fax Number:

* Email: jspencer@bluewv.org

* Signature of Authorized Representative: Jim Spencer * Date Signed: 10/28/2020